

**1. CONLEY JOHNSON**  
**(Applicant)**

**07-5-CZ8-4 (07-5)**  
**BCC/District 2**  
**Hearing Date: 10/4/07**

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Conley Johnson

**PH:** Z07-005 (07-5-CZ8-4)

**SECTION:** 10-53-41

**DATE:** October 4, 2007

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUESTS:**

Conley Johnson is appealing the decision of the Community Zoning Appeals Board #8 which denied without prejudice the following:

RU-1 to RU-2

o **SUMMARY OF REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board #8 which denied a zone change on the subject property from RU-1, Single Family Residential District, to RU-2, Two Family Residential District.

o **LOCATION:**

2412 NW 86<sup>th</sup> Street, Miami-Dade County, Florida.

o **SIZE:** 77.44" x 143'

o **IMPACT:**

Approval of this application will allow the applicant to construct a two family dwelling (duplex) on the property. However, approval of this application could adversely impact the abutting single-family residential properties and could bring additional, albeit minimal, traffic and noise to the surrounding area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential**. This category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan

as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

**D. NEIGHBORHOOD CHARACTERISTICS:**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property:**

RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

**Surrounding Properties:**

**NORTH:** RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

**SOUTH:** RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

**EAST:** RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

**WEST:** RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

The subject property is located at 2412 NW 86<sup>th</sup> Street. The area where the subject property lies is characterized by single-family homes. The Miami-Dade County Public School, West Little River Elementary, is located one block to the southeast of the subject property.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

(no plans submitted)

Scale/Utilization of Site:

**Unacceptable**

Location of Buildings:

**N/A**

Compatibility:

**Unacceptable**

Landscape Treatment:

**N/A**

Open Space:

**N/A**

Buffering:

**N/A**

Access:

**Acceptable**

Parking Layout/Circulation:

**N/A**

Visibility/Visual Screening:

**N/A**

Energy Considerations:

**N/A**

Roof Installations:

**N/A**

Service Areas:

**N/A**

Signage:

**N/A**

Urban Design:

**N/A**

**F. PERTINENT REQUIREMENTS/STANDARDS:**

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No objection</b>

\*Subject to the conditions indicated in their memorandum.

**H. ANALYSIS:**

The applicant, Conley Johnson, is appealing the decision of the Community Zoning Appeals Board #8 (CZAB-8), which on May 30, 2007, denied without prejudice the application for a district boundary change from RU-1, Single Family Residential District, to

RU-2, Two Family Residential District, pursuant to Resolution No. CZAB8-2-07. On June 18, 2007, the applicant appealed the CZAB-8's decision to the Board of County Commissioners (BCC). Staff does not support the requested zone change on the property for duplex use, as the application is incompatible with the single family residential properties in the area. Furthermore, staff notes that all existing uses and zoning are consistent with the CDMP; therefore, the CZAB-8's decision to deny this application and retain the existing RU-1 zoning on the property is consistent with the CDMP.

The subject property is a parcel located at 2412 NW 86<sup>th</sup> Street in an area characterized by single-family homes. The applicant seeks to change the zoning on the subject property from RU-1, Single-Family Residential District, to RU-2, Two Family Residential District, in order to construct a duplex on the property. Single-family residences characterize the surrounding area and a Miami-Dade County Public School, the West Little River Elementary School, is located to the southeast of the subject property.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. Additionally, the **Public Works Department does not object** to this application. Their memorandum indicates that this project meets traffic concurrency because it lies within the Urban Infill Area where traffic concurrency does not apply. **Miami-Dade County Public Schools (MDCPS) does not object** to this application. They indicate that Dr. Henry W. Mack/West Little River Elementary School, Madison Middle School and Miami Central Senior High School currently operate at 57%, 76% and 83% of FISH % utilization, respectively which is below the 115% threshold. Thus, a dialogue is not necessary between the School District and the applicant.

Approval of this application will permit the applicant to construct a duplex residence. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this lot for **Low-Medium Density Residential Use**. This category permits a minimum of 6.0 to a maximum of 13 dwelling units per acre; therefore, the 11,068 square foot (.25 acre) lot would allow a minimum of 1 and a maximum of 3 units on this site. As such, the rezoning to RU-2 is **consistent** with the LUP map of the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board will consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned or budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. Staff notes that the application will not have an unfavorable impact on the environmental and transportation resources of the County as evidenced by the comments from DERM and the Public Works Department in their memoranda.

Additionally, staff notes that on the west end of the block on which the subject property lies, a zone change was granted from RU-1 to RU-2 in 1985 by the Board of County Commissioners, pursuant to Resolution Number Z-266-85. It should be noted however, that the property that was granted a rezoning to RU-2 abutted an RU-4, Multiple Family Apartment Development, zoning district where a multi-family apartment complex is located, and therefore, the RU-2 zoning is transitional between the RU-1 and RU-4 zones. However, staff is of the opinion that the proposed rezoning and subsequent construction of a two-family residence in the middle of this primarily RU-1 zoned block would be out of character and incompatible with the surrounding RU-1, single-family residentially zoned properties and would be a departure from the established single-family development within this area. Staff acknowledges that there is RU-2 zoning in this area including the western end of the block in which the subject property lies, and the development of a duplex (2 units) on the subject property would be **consistent** with the **Low-Medium Density Residential Use** designation of the LUP map category of the CDMP. However, it is the opinion of staff that the requested RU-2 zoning is **incompatible** with the surrounding RU-1 zoned properties in the area. Accordingly, staff recommends denial without prejudice of this application.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 3/26/07  
**DATE TYPED:** 3/27/07  
**DATE REVISED:** 3/28/07, 4/10/07, 4/23/07/8/02/07, 8/07/07, 9/21/07  
**DATE FINALIZED:** 9/21/07

SB:AJT:MTF:LVT:CH:CI:



Subrata Basu, Interim Director  
Miami-Dade County Department of  
Planning and Zoning



# Memorandum



**Date:** February 1, 2007

**To:** Diane O'Quinn-Williams, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

**Subject:** C-08 #Z20070 00005  
Conley Johnson  
2412 N.W. 86<sup>th</sup> Street  
District Boundary Change from RU-1 to RU-2  
(RU-1) (0.25 Acres)  
10-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line.

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

#### Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required, in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

#### Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. However, since the legal subdivision, creating, by plat, such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may be administratively approved by DERM. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

#### Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

#### Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

#### Wetlands

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

#### Enforcement History

DERM has found no open or closed enforcement record for the subject property.

#### Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

cc: Lynne Talleda, Zoning Evaluation - P&Z  
Ron Connally, Zoning Hearings - P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z



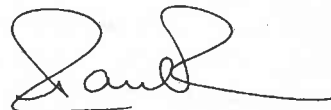
PH# Z2007000005  
CZAB - C08

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: CONLEY JOHNSON

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

20-FEB-07



# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Rudolph F. Crew, Ed.D.

**Chief Facilities Officer**  
Jaime G. Torrens

**Planning Officer**  
Ana Rijo-Conde, AICP

**Miami-Dade County School Board**

Agustin J. Barrera, Chair  
Dr. Martin Karp, Vice Chair  
Renier Diaz de la Portilla  
Evelyn Langlieb Greer  
Perla Tabares Hantman  
Dr. Robert B. Ingram  
Ana Rivas Logan  
Dr. Marta Pérez  
Dr. Solomon C. Stinson

March 28, 2007

Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Application No. 07-005 – Conley Johnson (CC8)**  
**Property Located South of NW 86 Street and West of NW 24 Avenue**

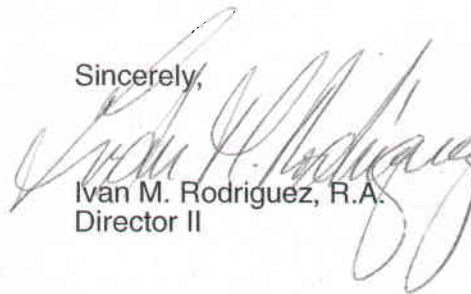
Dear Ms. Teresa-Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Please note that none of the impacted school facilities meet the referenced review threshold. The proposed residential development will Dr. Henry W. Mack/West Little River Elementary School, Madison Middle School and Miami Central Senior High School currently operating at 57%, 76% and 83% of FISH % utilization, respectively. As such, a dialogue between the School District and the above referenced applicant is not necessary.

Thank you in advance for your cooperation in this matter. Please call me should you have any questions at (305) 995-4501.

Sincerely,



Ivan M. Rodriguez, R.A.  
Director II

IMR:ir  
L461

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY GAA AMOUNT OF FEE 1842.49

RECEIPT # I200723071

DATE HEARD: 05/30/07

BY CZAB # C-8

207-005  
**RECEIVED**  
JUN 18 2007

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
Coleman  
DATE RECEIVED STAMP

\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 207-005 (07-5-CZ8-4)

Filed in the name of (Applicant) Conley Johnson

Name of Appellant, if other than applicant \_\_\_\_\_

Address/Location of APPELLANT'S property:

Application; or part of Application being Appealed (Explanation):

Appellant (name): Conley Johnson  
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

I would like the zoning to be change from  
RUF single-FAMILY to RU-2, Two FAMILY,  
So I can construct a duplex

APPELLANT MUST SIGN THIS PAGE

Date: 18<sup>th</sup> day of JUNE, year: 2007

Signed

Conley Johnson  
Conley Johnson  
Print Name

1193 NW 87th Mia Fla.  
Mailing Address

305-495-2123 - 305-836-4483  
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

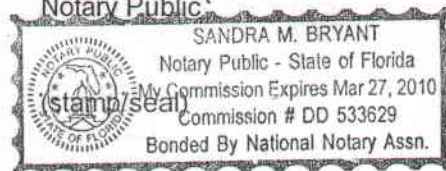
State

Zip

Telephone Number

Subscribed and Sworn to before me on the 18 day of JUNE, year 2007

Sandra M. Bryant  
Notary Public



Commission expires:

March 27, 2010

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Dade

Before me the undersigned authority, personally appeared Conley Johnson  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing  
☐ 2. Original Applicant  
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,  
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Appellant's signature

Print Name

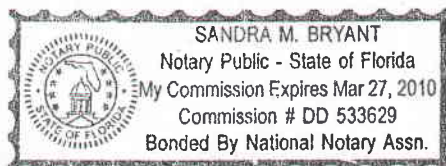
Print Name

Signature

Print Name

Sworn to and subscribed before me on the 18 day of June, year 2007.

Appellant is personally know to me or has produced Driver License as  
identification.



Sandra M. Bryant  
Notary  
(Stamp/Seal)

Commission Expires: March 27, 2010



**RESOLUTION NO. CZAB8-20-07**

**WHEREAS, CONLEY JOHNSON** applied for the following:

RU-1 to RU-2

**SUBJECT PROPERTY:** Lot 2, 85<sup>TH</sup> STREET ESTATES, Plat book 47, Page 65.

**LOCATION:** South of N.W. 86 Street and lying approximately 77' west of N.W. 24 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-2 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to denied the application without prejudice was offered by Fredricke Alan Morley, seconded by Richard C. Brown, and upon a poll of the members present the vote was as follows:

Richard C. Brown	aye	Voncarol Yvette Kinchen	aye
Arthemion Johnson	aye	Fredricke Alan Morley	aye
Vernell Everett	aye		

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to RU-2 be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning

*PASSED AND ADOPTED* this 30<sup>th</sup> day of May, 2007.

Hearing No. 07-5-CZ8-4

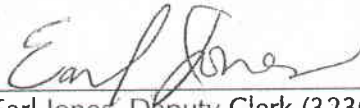
ej

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-20-07 adopted by said Community Zoning Appeals Board at its meeting held on the 30<sup>th</sup> day of May, 2007.

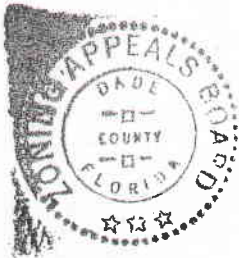
IN WITNESS WHEREOF, I have hereunto set my hand on this the 19<sup>th</sup> day of June, 2007.



Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL





## Memorandum

**Date:** 02-AUG-07

**To:** Subrata Basu, Interim Director  
Department of Planning and Zoning

**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department

**Subject:** Z2007000005

### Fire Prevention Unit:

Not applicable to Fire Engineering and Water Supply site requirements.

### Service Impact/Demand:

Development for the above Z2007000005  
located at SOUTH OF N.W. 86 STREET & LYING APPROXIMATELY 77' WEST OF N.W. 24 AVENUE, MIAMI-DADE  
COUNTY, FLORIDA.

in Police Grid 0792 is proposed as the following:

<u>2</u>	dwelling units		square feet
residential		<u>          </u>	industrial
	square feet		square feet
<u>Office</u>		<u>          </u>	institutional
	square feet		square feet
<u>Retail</u>		<u>          </u>	nursing home/hospitals

Based on this development information, estimated service impact is: .54 alarms-annually.  
The estimated average travel time is: 5:14 minutes

### Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 7, W Little River, 9350 NW 22 Avenue  
Rescue, ALS Engine, EMS Capt.

### Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

Station 67, Arcola, 1275 NW 79 Street

### Fire Planning Additional Comments:

Current service calculated based on letter of intent date stamped January 2, 2007. Substantial changes to the letter of intent will require additional service impact analysis.

DATE: 08/02/07

REVISION 2

# TEAM METRO

## ENFORCEMENT HISTORY

CONLEY JOHNSON

SOUTH OF N.W. 86 STREET &  
LYING APPROXIMATELY 77' WEST  
OF N.W. 24 AVENUE, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

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Z2007000005

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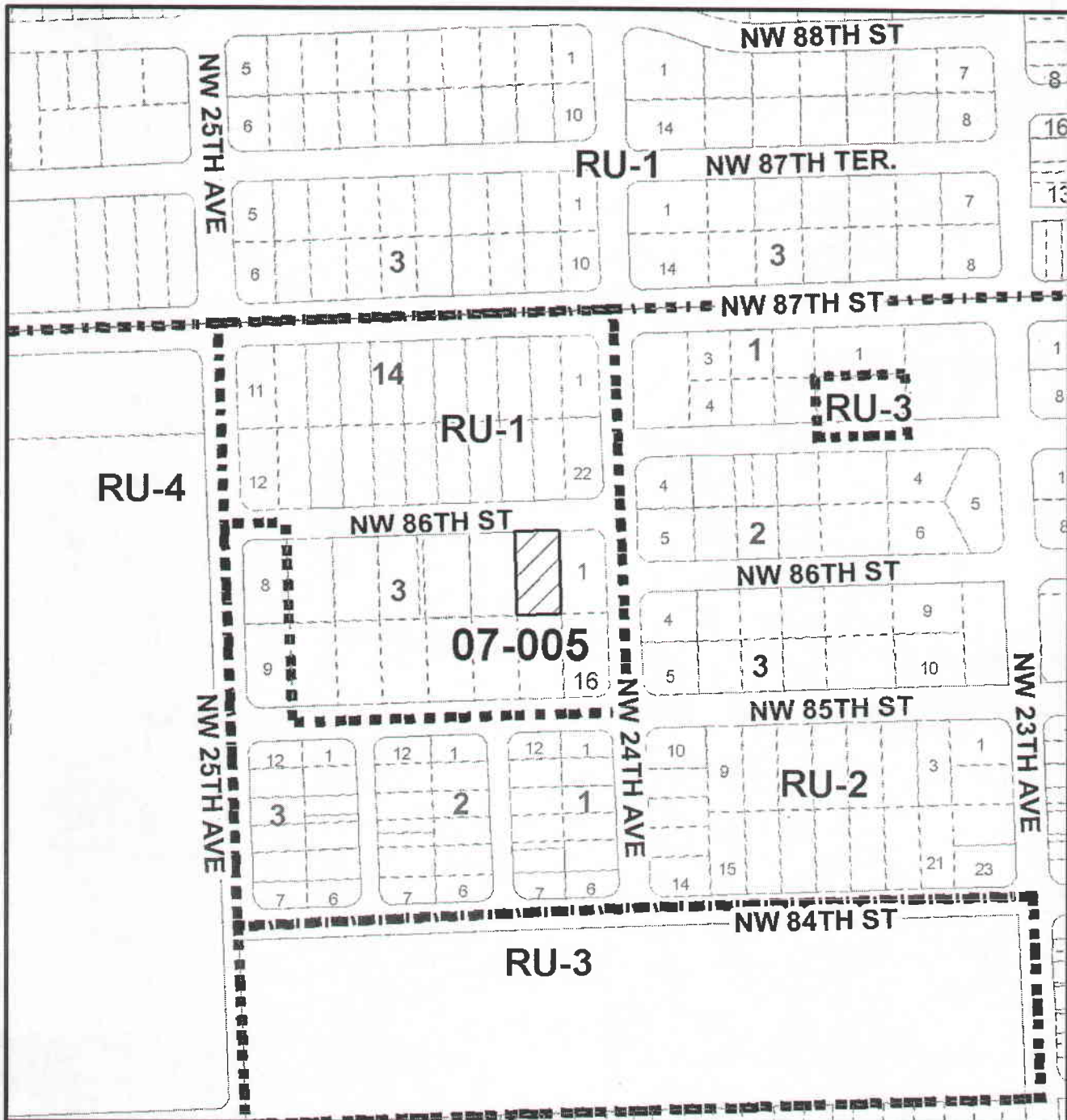
**HEARING NUMBER**

## CURRENT ENFORCEMENT HISTORY:

No violations observed on 7/25/07

Osiel Morales





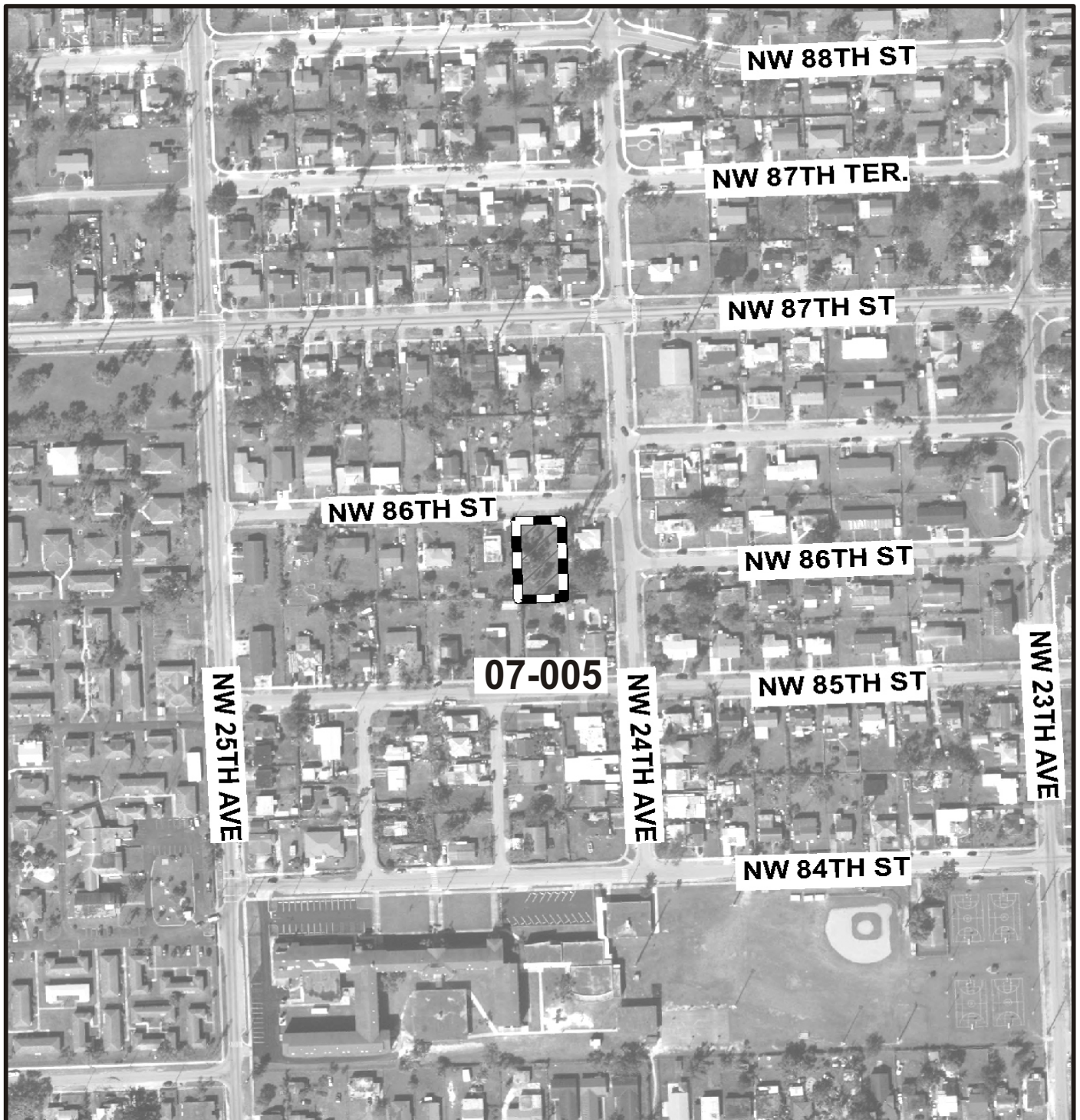
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 10 Township: 53 Range: 41  
 Process Number: 07-005  
 Applicant: CONLEY JOHNSON  
 Zoning Board: C08  
 District Number: 2  
 Cadastral: N'NAGBE  
 Scale: NTS

SCALE  
 0 NTS N

 SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 10 Township: 53 Range: 41  
Process Number: 07-005  
Applicant: CONLEY JOHNSON  
Zoning Board: C08  
District Number: 2  
Cadastral: N'NAGBE  
Scale: NTS



**4. CONLEY JOHNSON**  
**(Applicant)**

**07-5-CZ8-4 (07-5)**  
**Area 8/District 2**  
**Hearing Date: 5/30/07**

Property Owner (if different from applicant) Same

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.



**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

**APPLICANT:** Conley Johnson

**PH:** Z07-005 (07-5-CZ8-4)

**SECTION:** 10-53-41

**DATE:** May 30, 2007

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 4

**A. INTRODUCTION**

o **REQUESTS:**

RU-1 to RU-2

o **SUMMARY OF REQUESTS:**

The request will allow the applicant to change the zoning on the subject property from RU-1, Single-Family Residential District, to RU-2, Two Family Residential District.

o **LOCATION:**

2412 NW 86<sup>th</sup> Street, Miami-Dade County, Florida.

o **SIZE:** 77.44'" x 143'

o **IMPACT:**

Approval of this application will allow the applicant to construct a two family dwelling (duplex) on the property. However, approval of this application could adversely impact the abutting single-family residential properties and could bring additional, albeit minimal, traffic and noise to the surrounding area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential**. This category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the

specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

**D. NEIGHBORHOOD CHARACTERISTICS:**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property:**

RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

**Surrounding Properties:**

**NORTH:** RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

**SOUTH:** RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

**EAST:** RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

**WEST:** RU-1; single family residence

Low-Medium Density Residential, 6 to 13 dua

The subject property is located at 2412 NW 86<sup>th</sup> Street. The area where the subject property lies is characterized by single-family homes. The Miami-Dade County Public School, West Little River Elementary, is located one block to the southeast of the subject property.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

(no plans submitted)

Scale/Utilization of Site:

**Unacceptable**

Location of Buildings:

**N/A**

Compatibility:

**Unacceptable**

Landscape Treatment:

**N/A**

Open Space:

**N/A**

Buffering:

**N/A**

Access:

**Acceptable**

Parking Layout/Circulation:

**N/A**

Visibility/Visual Screening:

**N/A**

Energy Considerations:

**N/A**

Roof Installations:

**N/A**

Service Areas:

**N/A**

Signage:

**N/A**

Urban Design:

**N/A**

**F. PERTINENT REQUIREMENTS/STANDARDS:**

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:



- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection</b>
Parks	<b>No comment</b>
MDTA	<b>No comment</b>
Fire Rescue	<b>No comment</b>
Police	<b>No comment</b>
Schools	<b>No objection</b>

\*Subject to the conditions indicated in their memorandum.

**H. ANALYSIS:**

The subject property is a parcel located at 2412 NW 86<sup>th</sup> Street in an area characterized by single-family homes. The applicant seeks to change the zoning on the subject property from RU-1, Single-Family Residential District, to RU-2, Two Family Residential District, in order to construct a duplex on the property. Single-family residences characterize the surrounding area. A Miami-Dade County Public School, West Little River Elementary School, is located to the southeast of the subject property.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. **The Public Works Department does not object** to this application. Their memorandum indicates that this project meets traffic concurrency because it lies within the Urban Infill Area where traffic concurrency does not apply. **Miami-Dade County Public Schools (MDCPS) does not object** to this application. They indicate that Dr. Henry W. Mack/West Little River Elementary School, Madison Middle School and Miami Central Senior High School currently operate at 57%, 76% and 83% of FISH % utilization, respectively which is below the 115% threshold. Thus, a dialogue is not necessary between the School District and the applicant.

Approval of this application will permit the applicant to construct a duplex residence. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this lot for **Low-Medium Density Residential Use**. This category permits a minimum of 6.0 to a maximum of 13 dwelling units per acre; therefore, the 11,068 square foot (.25 acre) lot would allow a maximum of 3 units on this site. As such, the rezoning to RU-2 is **consistent** with the LUP map of the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board will consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned or budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. Staff notes that the application will not have an unfavorable impact on the environmental and transportation resources of the County as evidenced by the comments from DERM and the Public Works Department in their memoranda. Additionally, staff notes that on the west end of the block on which the subject property lies, a zone change was granted from RU-1 to RU-2 in 1985 by the Board of County Commissioners, pursuant to Resolution Number Z-266-85. It should be noted however, that the property rezoned to RU-2 abutted an RU-4 zoning district and therefore, the RU-2 zoning would have been transitional between the RU-1 and RU-4 zones. However, staff is of the opinion that the proposed rezoning and subsequent construction of a two-family residence in the middle of this primarily RU-1 zoned block would be out of character with the surrounding RU-1 residentially zoned properties and would be a departure from the established single-family development within this area. Staff acknowledges that there is RU-2 zoning in this area including the western end of the block in which the subject property lies, and the development of a duplex (2 units) on the subject property would be **consistent** with the **Low-Medium Density Residential Use** designation of the LUP map category of the CDMP. However, it is the opinion of staff that the requested RU-2 zoning is **incompatible** with the surrounding RU-1 zoned properties in the area. Accordingly, staff recommends denial without prejudice of this application.


5

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 3/26/07  
**DATE TYPED:** 3/27/07  
**DATE REVISED:** 3/28/07, 4/10/07, 4/23/07  
**DATE FINALIZED:** 4/30/07

SB:AJT:MTF:LVT:CH:CI:

  
Subrata Basu, Interim Director  
Miami-Dade County Department of  
Planning and Zoning

# Memorandum



**Date:** February 1, 2007

**To:** Diane O'Quinn-Williams, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

**Subject:** C-08 #Z2007000005  
Conley Johnson  
2412 N.W. 86<sup>th</sup> Street  
District Boundary Change from RU-1 to RU-2  
(RU-1) (0.25 Acres)  
10-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

#### Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required, in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

#### Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. However, since the legal subdivision, creating, by plat, such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may be administratively approved by DERM. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

#### Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

#### Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

#### Wetlands

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

#### Enforcement History

DERM has found no open or closed enforcement record for the subject property.

#### Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

cc: Lynne Talleda, Zoning Evaluation - P&Z  
Ron Connally, Zoning Hearings - P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z



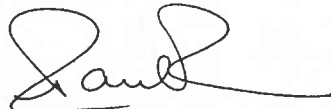
PH# Z2007000005  
CZAB - C08

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: CONLEY JOHNSON

This Department has no objections to this application.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

20-FEB-07



# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**

Rudolph F. Crew, Ed.D.

**Chief Facilities Officer**

Jaime G. Torrens

**Planning Officer**

Ana Rijo-Conde, AICP

**Miami-Dade County School Board**

Agustin J. Barrera, Chair

Dr. Martin Karp, Vice Chair

Renier Diaz de la Portilla

Evelyn Langlieb Greer

Perla Tabares Hantman

Dr. Robert B. Ingram

Ana Rivas Logan

Dr. Marta Pérez

Dr. Solomon C. Stinson

March 28, 2007

Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Application No. 07-005 – Conley Johnson (CC8)**  
**Property Located South of NW 86 Street and West of NW 24 Avenue**

Dear Ms. Teresa-Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Please note that none of the impacted school facilities meet the referenced review threshold. The proposed residential development will Dr. Henry W. Mack/West Little River Elementary School, Madison Middle School and Miami Central Senior High School currently operating at 57%, 76% and 83% of FISH % utilization, respectively. As such, a dialogue between the School District and the above referenced applicant is not necessary.

Thank you in advance for your cooperation in this matter. Please call me should you have any questions at (305) 995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.  
Director II

IMR:ir  
L461

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne

# Memorandum



**Date:** 25-JAN-07  
**To:** Diane O'Quinn Williams, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2007000005

## Fire Prevention Unit:

Not applicable to Fire Engineering and Water Supply Bureau Site Requirements.

## Service Impact/Demand:

Development for the above Z2007000005  
located at SOUTH OF N.W. 86 STREET & LYING APPROXIMATELY 77' WEST OF N.W. 24 AVENUE, MIAMI-  
DADE COUNTY, FLORIDA.  
in Police Grid 0792 is proposed as the following:

<u>2</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.54 alarms-annually.

## Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 7 - W Little River - 9350 NW 22 Avenue  
Rescue, ALS Engine, EMS Capt.

## Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

## Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped January 2 2007. Substantial changes to the letter of intent will require additional service impact analysis.

DATE: 04/24/07

# TEAM METRO

## ENFORCEMENT HISTORY

CONLEY JOHNSON

SOUTH OF N.W. 86 STREET &  
LYING APPROXIMATELY 77' WEST  
OF N.W. 24 AVENUE, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2007000005

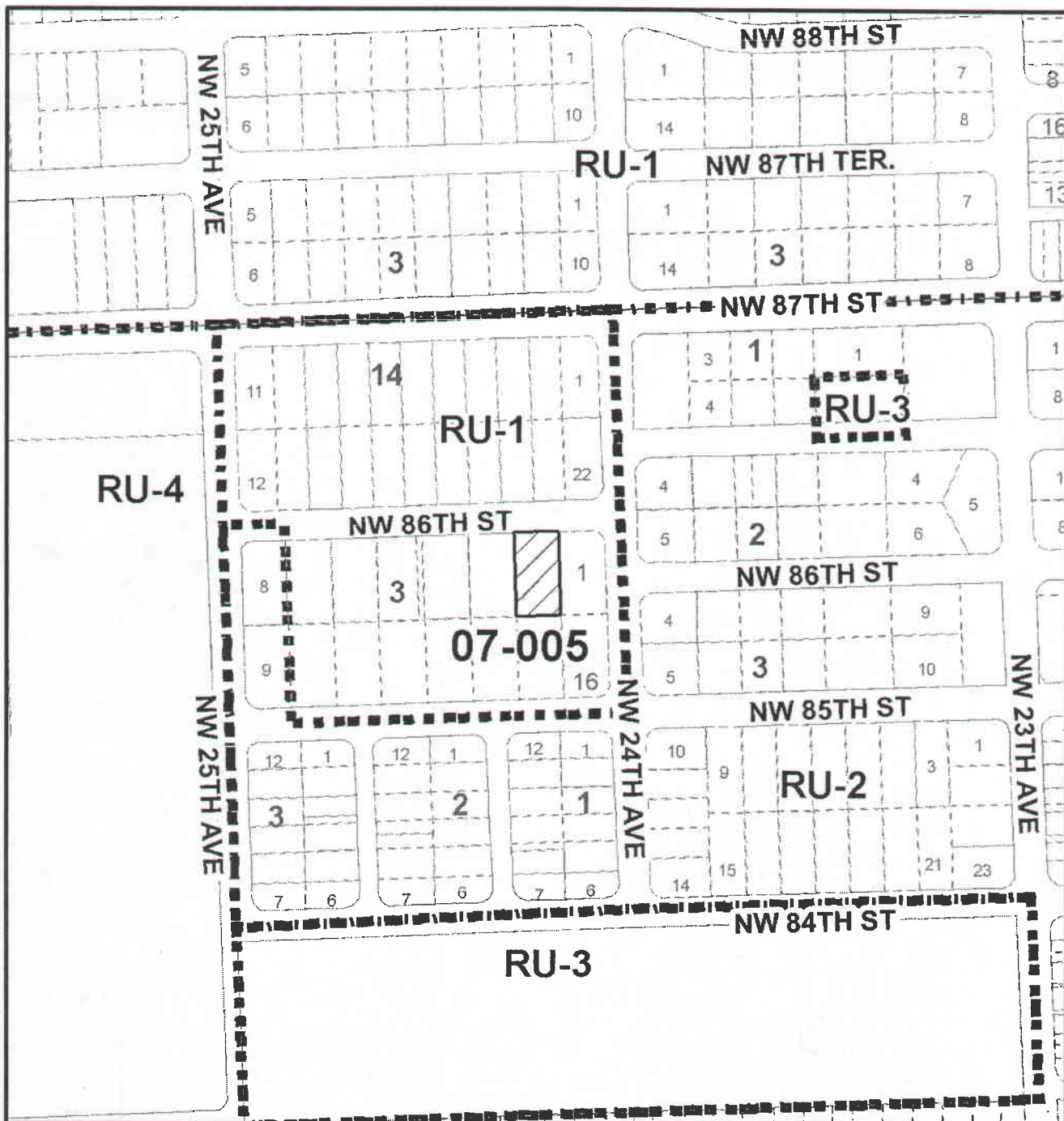
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HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

No current violation observed.

Cassie Maura



**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 10 Township: 53 Range: 41  
 Process Number: 07-005  
 Applicant: CONLEY JOHNSON  
 Zoning Board: C08  
 District Number: 2  
 Cadastral: N'NAGBE  
 Scale: NTS

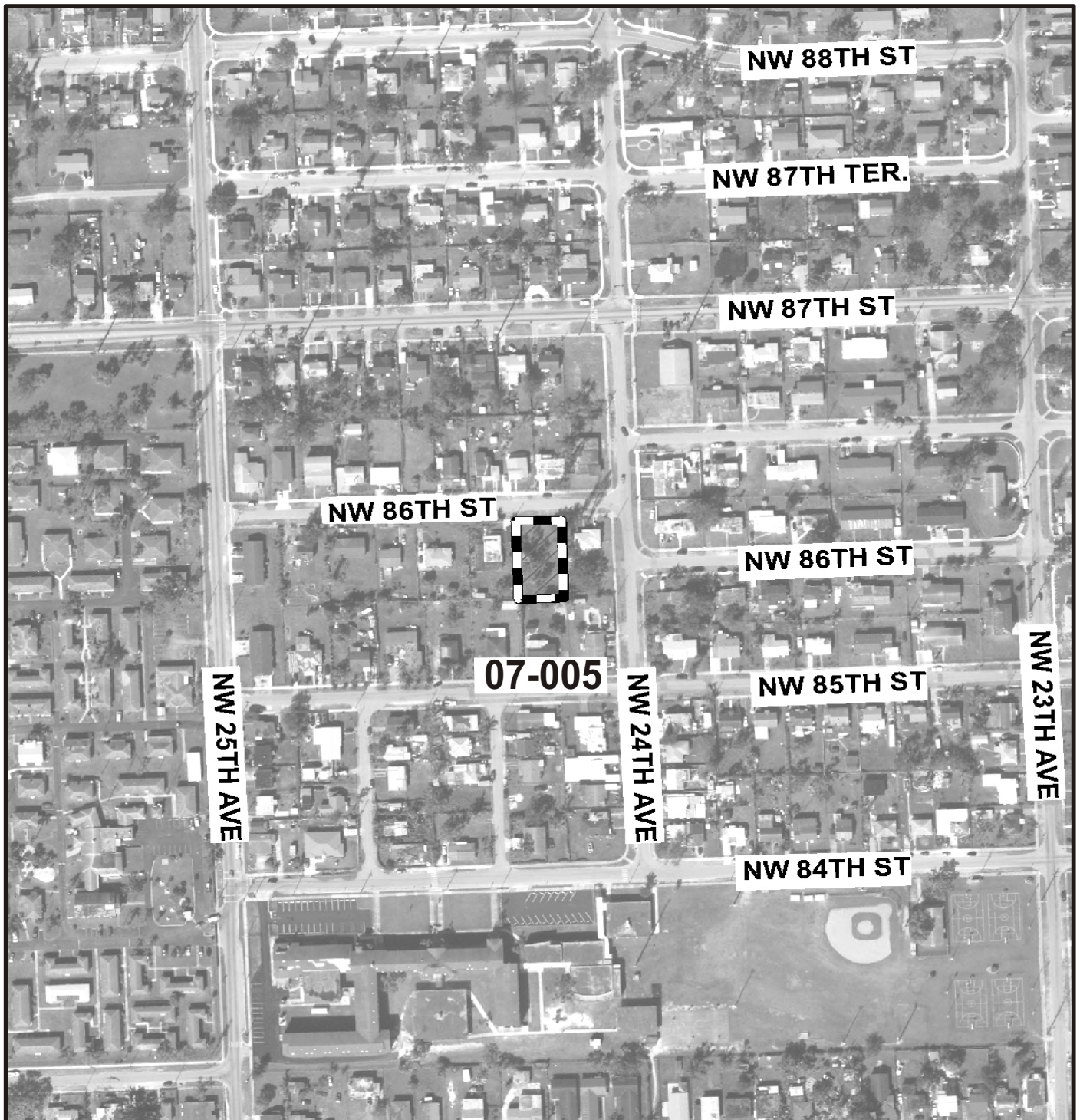
S C A L E  
 0 NTS



 SUBJECT PROPERTY







MIAMI-DADE COUNTY  
**AERIAL**

Section: 10 Township: 53 Range: 41  
Process Number: 07-005  
Applicant: CONLEY JOHNSON  
Zoning Board: C08  
District Number: 2  
Cadastral: N'NAGBE  
Scale: NTS

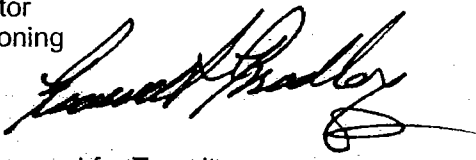


# Memorandum



**Date:** October 12, 2006

**To:** Diane O'Quinn Williams, Director  
Department of Planning and Zoning

**From:** Roosevelt Bradley, Director  
Miami-Dade Transit 

**Subject:** FY-07 Blanket Concurrency Approval for Transit

---

This memorandum serves as a blanket authorization for the Department of Planning and Zoning to continue to approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85 and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area included in the 2005 Transit Development Program (TDP) update (Figure IV-3, page IV-23), we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues to advance the development process for the North Corridor transit project along NW 27<sup>th</sup> Avenue from 62<sup>nd</sup> Street to the Broward County Line. Please ask your staff to continue to signal any application whose address is on NW 27<sup>th</sup> Avenue, between these two points, so that they may be reviewed by MDT Staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2006 to September 30, 2007, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at (305) 375-1193. Your continued cooperation on these important matters is greatly appreciated.

**Cc:** Albert Hernandez, Deputy Director  
MDT Planning and Engineering  
Mario G. Garcia, Chief  
MDT System Planning Division  
Helen A. Brown, Concurrency Administrator  
Department of Planning and Zoning

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** November 30, 2006

**To:** Dianne O'Quinn Williams, Director  
Department of Planning and Zoning

**From:** *VB* Vivian Donnell Rodriguez, Director  
Park and Recreation Department *Sam*

**Subject:** Concurrency approval

This memorandum updates the blanket concurrency approval memo of November 15, 2005. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2007. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD

## 2006 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	36,047	368,443	1,013.21	963.51	455.52	85.32	1,504.35	491.14	1.484
2	520,177	33,762	553,939	1,523.31	1,476.12	447.53	139.79	2,063.44	540.13	1.354
3	141,699	59,407	201,106	553.03	578.93	126.30	6.90	712.13	159.10	1.287
T:	994,272	129,216	1,123,488	3,089.55	3,018.56	1,029.35	232.01	4,279.92	1,190.37	1.375

# Memorandum



**Date:** April 21, 2005

**To:** Alberto J. Torres, Assistant Director for Zoning  
Department of Planning and Zoning

**From:** Manuel C. Mena, Chief  
MDFR Fire Prevention Division

**Subject:** Concurrency Approval

---

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



# Memorandum



**Date:** September 15, 2006

**To:** Diane O'Quinn Williams, Director, Department of Planning and Zoning

**From:** *Kathleen Woods Richardson*  
Kathleen Woods-Richardson, Director, Department of Solid Waste Management

**Subject:** Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2013 or two (2) years beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2007), at which time a new determination will be issued. If, however, a significant event occurs which substantially alters the projection, the Department will issue an updated determination.

## Attachment

cc: Vicente Castro, Deputy Director, Operations  
Dana M. Moss, Sr., Deputy Director, Administration and Finance  
James Bostic, Assistant Director, Operations  
Asok Ganguli, Assistant Director, Technical Services  
David Ritchey, Assistant Director, Administration

RECEIVED

13 2006

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

**Department of Solid Waste Management (DSWM)**  
**Solid Waste Management Disposal Facility Available Capacity**  
**From Fiscal Year 2006-07 Through Fiscal Year 2015-16**

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL		
OCT. 1, 2006 TO SEPT. 30, 2007	1,776,000	783,085	167,000	616,085	2,499,001	180,000	2,319,001	1,896,521	354,000	1,542,521	250,000	951,000	825,000
OCT. 1, 2007 TO SEPT. 30, 2008	1,776,000	616,085	167,000	449,085	2,319,001	180,000	2,139,001	1,542,521	354,000	1,188,521	250,000	951,000	825,000
OCT. 1, 2008 TO SEPT. 30, 2009	1,776,000	449,085	167,000	282,085	2,139,001	180,000	1,959,001	1,188,521	354,000	834,521	250,000	951,000	825,000
OCT. 1, 2009 TO SEPT. 30, 2010	1,776,000	282,085	167,000	115,085	1,959,001	180,000	1,779,001	834,521	354,000	480,521	250,000	951,000	825,000
OCT. 1, 2010 TO SEPT. 30, 2011	1,776,000	115,085	115,085	0	1,779,001	231,915	1,547,086	480,521	354,000	126,521	250,000	951,000	825,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,776,000	0	0	0	1,547,086	574,479	972,607	126,521	126,521	0	250,000	951,000	825,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,776,000	0	0	0	972,607	701,000	271,607	0	0	0	250,000	951,000	825,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,776,000	0	0	0	271,607	271,607	0	0	0	0	250,000	521,607	825,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,776,000	0	0	0	0	0	0	0	0	0	250,000	250,000	825,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,776,000	0	0	0	0	0	0	0	0	0	0	0	825,000
REMAINING YEARS				4			7			5			

ANNUAL DISPOSAL RATE (in tons)

RESOURCES RECOVERY ASHFILL	167,000
SOUTH DADE LANDFILL	180,000
NORTH DADE LANDFILL	354,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>951,000</u>

\* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI.

\*\* South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

\*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes to South Dade Landfill and WMI.

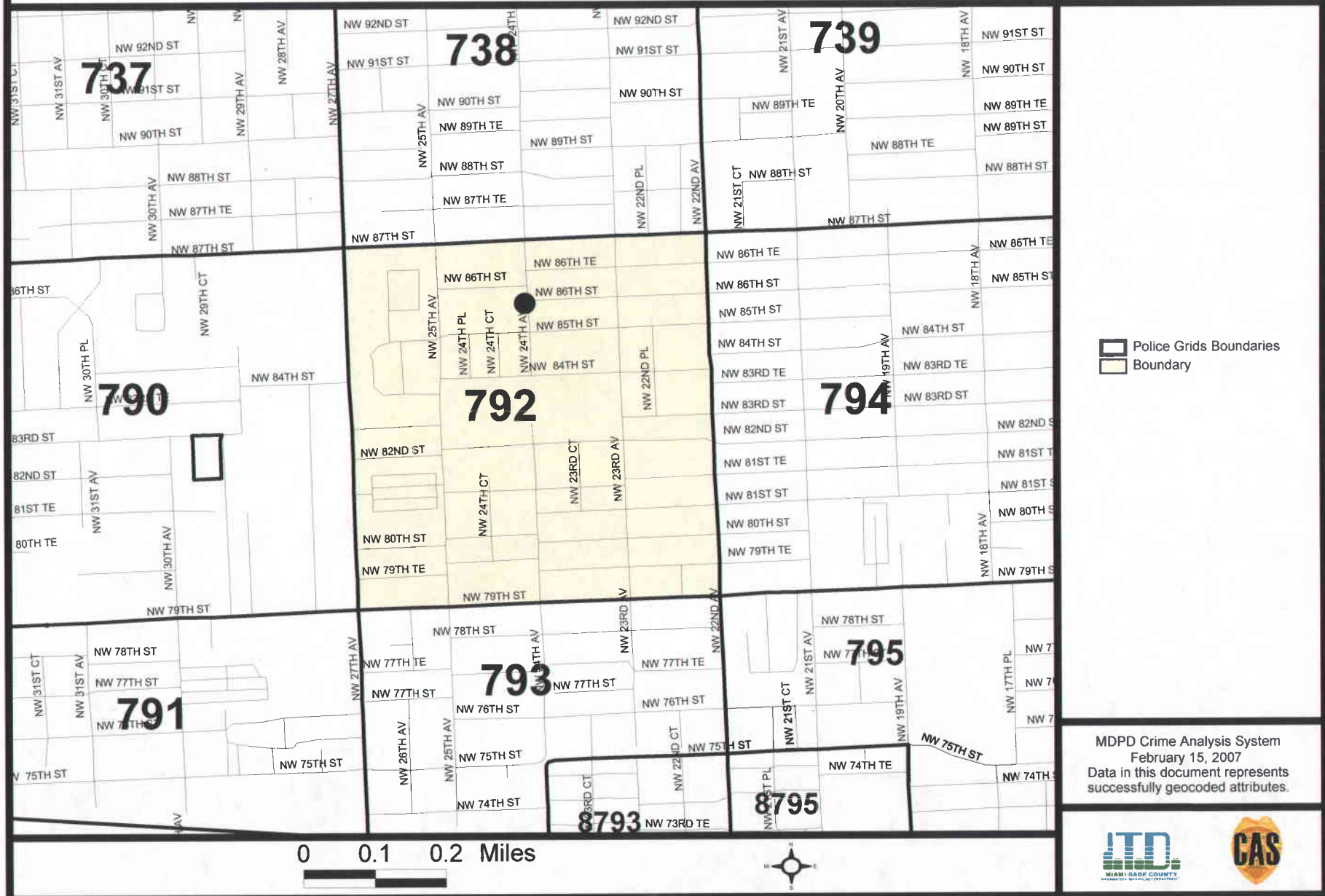
\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons. WMI disposal contract ends September 30, 2015.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated August, 2005.



**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 0792**  
**CONLEY JOHNSON; HEARING # 07-005**

C-8





**MIAMI-DADE POLICE DEPARTMENT**  
**Zoning Hearing Report Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**For 2005 and 2006**



Miami-Dade Police Department

Grid(s): 0792, 1438, 1477, 1529, 2267, 2511

**2005      2006**

<b>Grid 0792</b>					
<b>Part I</b>					
	130A	AGGRAVATED ASSAULT		34	29
	130D	AGGRAVATED STALKING		0	1
	2200	BURGLARY		15	25
	2400	MOTOR VEHICLE THEFT		14	12
	110A	RAPE		3	0
	1200	ROBBERY		9	16
	230C	SHOPLIFTING		2	2
	230G	SHOPLIFTING ALL OTHERS		63	43
	230F	SHOPLIFTING FROM A MOTOR VEHICLE		36	21
	230D	SHOPLIFTING FROM BUILDING		0	1
<b>Part I TOTAL</b>				<b>176</b>	<b>150</b>
<b>Part II</b>					
	260A	FRAUD CON/SWINDLE/FALSE PRET.		1	1
	350B	ILLEGAL DRUG EQUIPMENT		1	2
	260D	IMPERSONATION		5	4
	1000	KIDNAPPING - ABDUCTION		1	0
	350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		22	37
	130B	SIMPLE ASSAULT		29	36
<b>Part II TOTAL</b>				<b>59</b>	<b>80</b>
<b>Grid 0792 TOTAL</b>				<b>235</b>	<b>230</b>



# Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2005 and 2006



Miami-Dade Police Department

Detail Filter: ( Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate ) and ( Dis.Grid in ( "0792", "1438", "1477", "1529", "2267", "2511" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common

		2005		2006	
Grid	Signal Code	Signal Description			
0792	13	SPECIAL INFORMATION/ASSIGNMENT		148	154
	14	CONDUCT INVESTIGATION		327	323
	15	MEET AN OFFICER		473	15
	16	D.U.I.		5	1
	17	TRAFFIC ACCIDENT		83	116
	18	HIT AND RUN		24	32
	19	TRAFFIC STOP		376	614
	20	TRAFFIC DETAIL		9	16
	21	LOST OR STOLEN TAG		35	35
	22	AUTO THEFT		125	117
	25	BURGLAR ALARM RINGING		61	33
	26	BURGLARY		67	81
	27	LARCENY		35	49
	28	VANDALISM		18	22
	29	ROBBERY		14	23
	30	SHOOTING		1	4
	32	ASSAULT		168	186
	33	SEX OFFENSE		5	5
	34	DISTURBANCE		424	491
	35	INTOXICATED PERSON - MYERS ACT		0	1
	36	MISSING PERSON		15	21
	37	SUSPICIOUS VEHICLE		10	17
	38	SUSPICIOUS PERSON		20	25
	39	PRISONER		43	79
	41	SICK OR INJURED PERSON		58	75
	43	BAKER ACT		3	15





# Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2005 and 2006



Miami-Dade Police Department

Detail Filter: ( Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate ) and ( Dis.Grid in ( "0792", "1438", "1477", "1529", "2267", "2511" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common

		2005	2006	
Grid	Signal Code	Signal Description		
0792	44	ATTEMPTED SUICIDE	1	5
	45	DEAD ON ARRIVAL	2	5
	47	BOMB OR EXPLOSIVE ALERT	2	1
	49	FIRE	10	5
	52	NARCOTICS INVESTIGATION	37	50
	53	ABDUCTION	1	0
	54	FRAUD	11	4
	55	WEAPONS VIOLATION	2	2
Total Signals for Grid 0792 :			2,613	2,622